

CITY COUNCIL  
ATLANTA, GEORGIA

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-03-25  
3-25-03

**03- 0 -0687**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **641 (aka 645) Hutchens Road, S.E.** be changed from the **R-4 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **30** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19, entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

E-1

LEGAL  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 30, 14th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point along the southerly right-of-way of Hutchens Road, said point being found 323 feet easterly from the intersection of said right-of-way with the westerly land lot line of land lot 30, from thus established point and continuing along said right-of-way;

THENCE along a curve to the right having a radius of 492.24 feet and an arc length of 198.68 feet, being subtended by a chord of South 73 degrees 19 minutes 00 seconds East for a distance of 197.33 feet to a 1/2" rebar found;

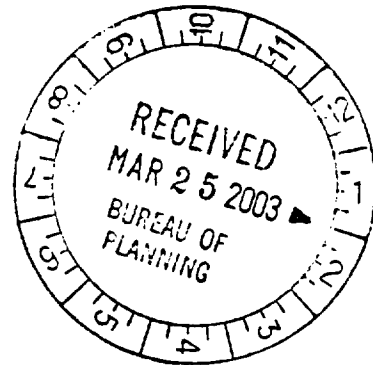
THENCE South 04 degrees 34 minutes 54 seconds West for a distance of 320.85 feet to a 1/2" rebar found;

THENCE South 86 degrees 44 minutes 29 seconds West for a distance of 176.99 feet to a 1/2" rebar found;

THENCE North 01 degrees 58 minutes 16 seconds East for a distance of 386.77 feet to a point and The Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.523 acres more or less.



2-03-25